

157.0

Map

0010

Block

0008.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 790,900 /

USE VALUE: 790,900 /

ASSESSed: 790,900 /

Total Card /

Total Parcel

790,900

790,900

790,900

PROPERTY LOCATION

| | | |
|-----|--------|--------------------------|
| No | Alt No | Direction/Street/City |
| 255 | | WACHUSETT AVE, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|-------------------|--------|--|----------|---|
| Owner 1: | LEWIS KATHERINE H | | | | |
| Owner 2: | | | | | |
| Owner 3: | | | | | |
| Street 1: | 255 WACHUSETT AVE | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
| Postal: | 02476 | Type: | | | |

PREVIOUS OWNER

| | | | |
|-----------|--------------------------------|--------|--|
| Owner 1: | QUIGLEY ENDA JOHN/TR & - | | |
| Owner 2: | QUIGLEY MAUREEN ELIZABETH/TR - | | |
| Street 1: | 4 ROLLING HILL RD | | |
| Twn/City: | BILLERICA | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 01821 | | |

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
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PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 7 | | | | | | | | | 420,000 | | | | | | 420,000 | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 101 | 6000.000 | 370,900 | | 420,000 | 790,900 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.138 | 370,900 | | 420,000 | 790,900 |
| Total Parcel | 0.138 | 370,900 | | 420,000 | 790,900 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 520.33 | /Parcel: | 520.3 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 370,600 | 0 | 6,000. | 420,000 | 790,600 | 790,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 280,400 | 0 | 6,000. | 420,000 | 700,400 | 700,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 241,400 | 0 | 6,000. | 354,000 | 595,400 | 595,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 241,400 | 0 | 6,000. | 324,000 | 565,400 | 565,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 241,400 | 0 | 6,000. | 276,000 | 517,400 | 517,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 235,800 | 0 | 6,000. | 240,000 | 475,800 | 475,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 235,800 | 0 | 6,000. | 222,000 | 457,800 | 457,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 235,800 | 0 | 6,000. | 211,200 | 447,000 | 447,000 | | 12/13/2012 |

SALES INFORMATION

| | | | | | | | | | |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| QUIGLEY ENDA JO | 70278-264 | | 11/22/2017 | | 765,000 | No | No | | |
| QUIGLEY ENDA J | 64158-164 | | 8/29/2014 | Convenience | | 1 | No | No | |
| QUIGLEY ENDA JO | 28613-563 | | 5/22/1998 | Family | | 1 | No | No | A |
| | | | | | | | | | |
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BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 6/10/2003 | 571 | Addition | 85,000 | | | G6 | GR FY06 | remove rr porch, b |
| | | | | | | | | |
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ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|-------------|
| Date | Result | By | Name |
| 6/11/2018 | MEAS&NOTICE | BS | Barbara S |
| 3/11/2009 | Inspected | 189 | PATRIOT |
| 12/15/2008 | Measured | 372 | PATRIOT |
| 8/22/2005 | Permit Visit | BR | B Rossignol |
| 1/22/2000 | Inspected | 197 | PATRIOT |
| 12/3/1999 | Measured | 268 | PATRIOT |
| 7/13/1993 | | PC | PHIL C |
| | | | |
| | | | |
| | | | |

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.13774

Total SF/SM: 6000

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

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Lot

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|-----|--------|--------------------------|
| No | Alt No | Direction/Street/City |
| 255 | | WACHUSETT AVE, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|-------------------|--------|--|----------|---|
| Owner 1: | LEWIS KATHERINE H | | | | |
| Owner 2: | | | | | |
| Owner 3: | | | | | |
| Street 1: | 255 WACHUSETT AVE | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
| Postal: | 02476 | Type: | | | |

PREVIOUS OWNER

| | | | |
|-----------|--------------------------------|--------|--|
| Owner 1: | QUIGLEY ENDA JOHN/TR & - | | |
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| Street 1: | 4 ROLLING HILL RD | | |
| Twn/City: | BILLERICA | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 01821 | | |

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
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PROPERTY FACTORS

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|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 7 | | | | | | | | | 420,000 | | | | | | 420,000 | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
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| | | | | | |
| | | | | | |
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| Total Card | 0.138 | 370,900 | | 420,000 | 790,900 |
| Total Parcel | 0.138 | 370,900 | | 420,000 | 790,900 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 520.33 | /Parcel: | 520.3 |

PREVIOUS ASSESSMENT

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|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 370,600 | 0 | 6,000. | 420,000 | 790,600 | 790,600 | Year End Roll | 12/18/2019 |
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BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 6/10/2003 | 571 | Addition | 85,000 | | | G6 | GR FY06 | remove rr porch, b |
| | | | | | | | | |
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| 7/13/1993 | | PC | PHIL C |
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VERIFICATION OF VISIT NOT DATA

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Prime NB Desc: ARLINGTON

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| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
| Postal: | 02476 | Type: | | | |

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| | | | |
|-----------|--------------------------------|--------|--|
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OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
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PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
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| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
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| | | | | | |
| | | | | | |
| | | | | | |
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| 2016 | 101 | FV | 241,400 | 0 | 6,000. | 276,000 | 517,400 | | | |

AssessPro Patriot Properties, Inc